(1) Purpose and Intent

The purpose of the Municipal Growth Area-Hamlet District (MGA-H) is for the area to remain largely undeveloped until such time as the land may be annexed into a municipality. Until such annexation, the municipal growth areas are considered as part of the County's rural landscape and as such, this district is established to protect the rural character of Williamson County by allowing for agricultural, rural, low-density residential development, a small number of clustered residential, commercial, and/or institutional uses that are often tied to historic sites or place names. Hamlets are important to Williamson County in that they provide small but historic focal points within the rural landscape. For this reason, the preservation of the historic character of Hamlets is an important goal of the County's Comprehensive Plan. The intent of this district is to preserve and enhance the unique character of these hamlets areas through standards that maintain the traditional form and use of the hamlet. New development within Hamlets should respect the existing pattern and scale of development, should be compatible with existing buildings in character, configuration, orientation and materials, and should be consistent with the policies of the Comprehensive Plan.

Revise Table 10.02-9 as follows:

TABLE ERROR! NO TEXT OF SPECIF	ED STYLE IN DOCUMENT GROWTH AREA-HA		STANDARDS FOR THE MUNICIPAL	
DIMENSIONAL STANDARDS	RESIDENTIAL ST	TRUCTURES	Nonresidential Structures	
Minimum Lot Area	20,000 squa	ıre feet	15,000 square feet	
Maximum Gross Residential Density	2.0 units per acre		Not Applicable	
Minimum Lot Width	Traditional Subdivisions I acre to 2.99 acres	80 feet	80 feet	
	Traditional Subdivisions 3 acres to 4.99 acres	30 leet		
	Traditional Subdivisions 5 acres or Greater	I 50 feet		
Front Yard Setback	Traditional Subdivisions I acre to 4.99 acres	35 feet	35 feet	
	Traditional Subdivisions 5 acres or Greater	100 feet	33 leet	
Side Yard Setback	I5 feet		I5 feet	
Rear Yard Setback	25 feet		25 feet	

Table Error! No text of specified style in document9: Dimensional Standards for the Municipal Growth Area-Hamlet District			
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	Nonresidential Structures	
		5,000-square feet for commercial and industrial uses	
Maximum Building Size	Nigo Applicable	5,000 square feet for parcels less than I acre in size	
Maximum Size of Individual Commercial and Industrial Buildings	Not Applicable	10,000 square feet for parcels between 1 and 10 acres in size	
		15,000 square feet for parcels greater than 10 acres in size	
Maximum Height	3.0 stories	3.0 stories	

Revise Section 10.02(I)(4) as follows:

(4) Maximum Size Limitations

Development within an individual Municipal Growth Area-Hamlet District shall be limited to a maximum size of 50 dwelling units and 20,000 square feet of commercial or industrial building floor area. Once development within the Municipal Growth Area-Hamlet District has exceeded either one of these thresholds, the County should consider an application to rezone the area to a Village District.

(4) Potential Transition to Village (V) District

Changing conditions and/or an increase in demand for new development in Hamlet (H) areas may warrant consideration by the County of a map amendment (rezoning) of an individual Hamlet (H) or MGA-Hamlet (MGA-H) District to the Village (V) District. If such a map amendment is approved by the County in accordance with the procedures outlined in Article 4: Official Zoning Map or Zoning Text Amendments, the County should conduct a Special Area Plan to help determine how the area should grow and develop in the future, and, based on that Plan, a customized Zoning District for that new Village should be created and incorporated into this Ordinance.

In addition to the Map Amendment Standards outlined in Section 4.05 of this Ordinance, the following criteria should be taken into account when considering a rezoning request from Hamlet (H) or MGA-Hamlet (MGA-H) to Village (V):

- a) Whether the combination of existing and approved development within a Hamlet (H) area exceeds 100 dwelling units or 50,000 square feet of commercial building floor area; and
- b) Whether the owners of at least 2/3 of the properties within the Hamlet (H) area have requested the rezoning in writing.

Revise Section 10.02(J)(1) as follows:

(1) Purpose and Intent

The purpose of the Hamlet District (H) is to preserve and enhance the small-scale hamlets of Williamson County, as identified in the Williamson County Comprehensive Land Use Plan. These hamlets are often considered as crossroad communities that are the location of a small number of clustered residential, commercial, and/or institutional uses that are often tied to historic sites or place names. Hamlets are important to Williamson County in that they provide small but historic focal points within the rural landscape. For this reason, the preservation of the historic character of Hamlets is an important goal of the County's Comprehensive Plan. The intent of this district is to preserve and enhance the unique character of these hamlets areas through standards that maintain the traditional form and use of the hamlet. New development within Hamlets should respect the existing pattern and scale of development, should be compatible with existing buildings in character, configuration, orientation and materials, and should be consistent with the policies of the Comprehensive Plan.

Revise Table 10.02-10 as follows:

TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT10: DIMENSIONAL STANDARDS FOR THE HAMLET DISTRICT					
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES		Nonresidential Structures		
Minimum Lot Area	20,000 squa	are feet	15,000 square feet		
Maximum Gross Residential Density	2.0 units per acre		Not Applicable		
M inimum Lot W idth	Traditional Subdivisions I acre to 2.99 acres	80 feet	80 feet		
	Traditional Subdivisions 3 acres to 4.99 acres				
	Traditional Subdivisions 5 acres or Greater	I 50 feet			
Front Yard Setback	Traditional Subdivisions I acre to 4.99 acres	35 feet	- 35 feet		
	Traditional Subdivisions 5 acres or Greater	100 feet			
Side Yard Setback	I5 feet		I5 feet		
Rear Yard Setback	25 feet		25 feet		

TABLE ERROR! NO TEXT OF SPECIFIED STYLE IN DOCUMENT10: DIMENSIONAL STANDARDS FOR THE HAMLET DISTRICT			
DIMENSIONAL STANDARDS	RESIDENTIAL STRUCTURES	Nonresidential Structures	
Maximum Building Size Maximum Size of Individual Commercial and Industrial Buildings	Not Applicable	5,000 square feet for commercial and industrial uses 5,000 square feet for parcels less than I acre in size 10,000 square feet for parcels between I and I0 acres in size 15,000 square feet for parcels greater than I0 acres in size	
Maximum Height	3.0 stories	3.0 stories	

Revise Section 10.02(J)(4) as follows:

(4) Maximum Size Limitations

Development within an individual Municipal Growth Area-Hamlet District shall be limited to a maximum size of 50 dwelling units and 20,000 square feet of commercial or industrial building floor area. Once development within the Municipal Growth Area-Hamlet District has exceeded either one of these thresholds, the County should consider an application to rezone the area to a Village District.

(4) Potential Transition to Village (V) District

Changing conditions and/or an increase in demand for new development in Hamlet (H) areas may warrant consideration by the County of a map amendment (rezoning) of an individual Hamlet (H) or MGA-Hamlet (MGA-H) District to the Village (V) District. If such a map amendment is approved by the County in accordance with the procedures outlined in Article 4: Official Zoning Map or Zoning Text Amendments, the County should conduct a Special Area Plan to help determine how the area should grow and develop in the future, and, based on that Plan, a customized Zoning District for that new Village should be created and incorporated into this Ordinance.

In addition to the Map Amendment Standards outlined in Section 4.05 of this Ordinance, the following criteria should be taken into account when considering a rezoning request from Hamlet (H) or MGA-Hamlet (MGA-H) to Village (V):

- a) Whether the combination of existing and approved development within a Hamlet (H) area exceeds 100 dwelling units or 50,000 square feet of commercial building floor area; and
- b) Whether the owners of at least 2/3 of the properties within the Hamlet (H) area have requested the rezoning in writing.